

EXCLUSIVE OFFERING

DOWNTOWN FORT LAUDERDALE MIXED-USE

700 W BROWARD BOULEVARD, FORT LAUDERDALE, FL 33312



PROPERTY SUMMARY

Marcus & Millichap has been exclusively retained to market for sale a generational retail mixed-use property situated on 1.93 acres in downtown Fort Lauderdale, Florida that is being offered for sale by the 20+ year owner. The offering includes an entire square block of four contiguous parcels, comprised of a Walgreens Drug Store, a 4- unit apartment building, a retail store, and a vacant lot. The existing zoning is a combination of RAC-WMU, B-1, and RMM-25.

RAC-WMU (Regional Activity Center - West Mixed Use) zoning district in Fort Lauderdale is a specialized designation designed to create a vibrant, walkable, and transit-oriented community, particularly in areas surrounding the city's downtown core. It is often used to facilitate the redevelopment of older commercial areas into mixed-use environments that combine residential, commercial, and high-density, high-rise development. The zoning permits a mix of uses, including residential (often high-rise, up to 40 stories in some proposed cases), commercial, and office spaces. RACWMU allows for high-density

residential development, sometimes with no formal limit on Floor Area Ratio (FAR) within specific, approved projects. The zone often works in conjunction with affordable housing incentives and transit-oriented development (TOD) bonuses, allowing for increased building heights if specific criteria are met.

The offering provides the opportunity to acquire a rare and virtually non-existent 2-acre square block on Broward Boulevard at the gateway to Downtown Fort Lauderdale. The subject is just north of the Performing Arts Center and just west of the Brightline Station.

OFFERING SUMMARY

Price: \$12,800,000

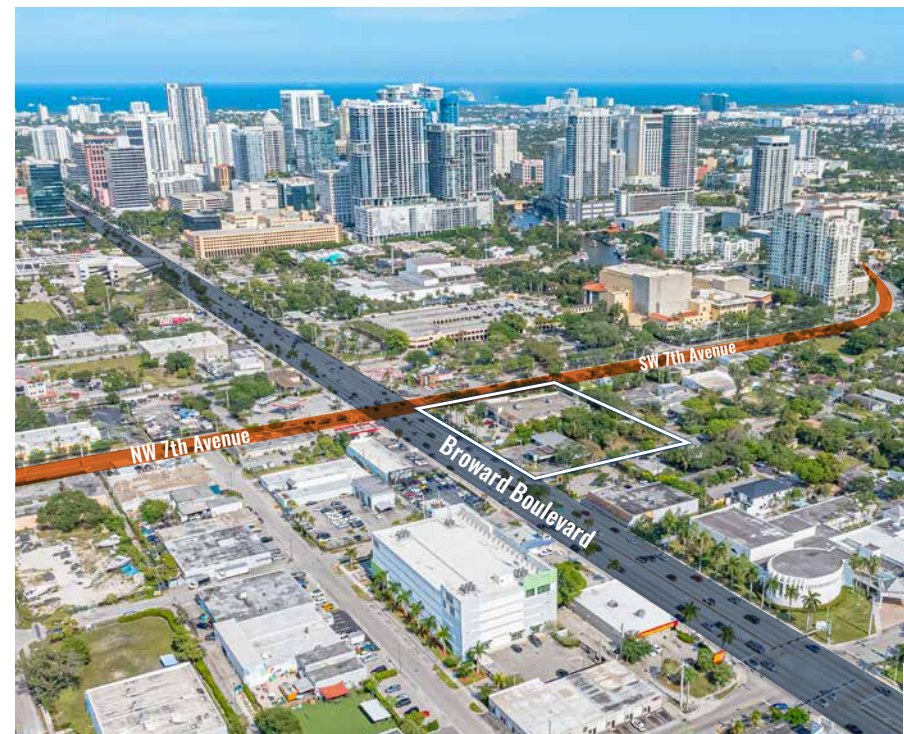
Current Cap Rate: 2.87%

Pro Forma Cap Rate: 4.02%

Price per Rentable Sq. Ft. \$619.00

Price per Land Sq. Ft. \$152.00

Price per Acre \$6,634,187



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INVESTMENT HIGHLIGHTS

- Rare 1.9-acre development opportunity in Downtown Fort Lauderdale
- Strategic location along Broward Boulevard corridor
- Immediate access to I-95 and major transportation infrastructure
- Minutes from Brightline, Fort Lauderdale Airport, and Port Everglades
- Located within one of South Florida's fastest-growing urban cores
- Strong demographics and affluent residential growth
- Exceptional corporate and employment base
- Walkable urban lifestyle environment
- Significant ongoing public and private investment throughout downtown
- Positioned to benefit from continued long-term growth and redevelopment momentum

Downtown Fort Lauderdale continues to solidify its position as one of Florida's premier urban destinations, offering an unmatched combination of economic growth, connectivity, lifestyle, and development opportunity.

★ 700 West Broward

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|---|---|
| 1. Broward Center of Performing Arts | 7. Cooley's Landing Marina |
| 2. Esplanade Park | 8. Broward County Governmental Center |
| 3. Museum of Discovery and Science and AutoNation IMAX 3D Theater | 9. Stranahan Park |
| 4. Brightline Fort Lauderdale | 10. Huizenga Park |
| 5. Broward County Transit Central Terminal | 11. Nova Southeastern University Art Museum Fort Lauderdale |
| 6. Riverwalk | 12. Broward County Main Library |

LEAD AGENTS

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